

Zoning Committee Meeting
Tuesday, April 29, 2008 @ 6:30 PM

ITEM #1

Application for a Zone Change from Res A to Res B for 10,262 square feet of property located at lot 4 Old Fuller Road for the purpose of a duplex. Applicant: David Labrie, 115 Quartus Street, Chicopee, MA 01020.

ITEM #2

Application for a Special Permit under section 275-50 for the purpose of erecting a 10'9 x 23 ft. double sided outdoor advertising sign located at 753 Memorial Drive. Sign is being relocated. Applicant: Lamar Outdoor Advertising, LLC, Adam Hurd, 32 Midland Street, Windsor, CT 06095.

ITEM #3

ORDERED THAT the Board of Aldermen hereby accepts the provisions of 43 D of the Massachusetts General Laws as amended pursuant to Section 11 of Chapter 205 of the Acts of 2006, to approve the filing of a 43D Priority Development Site Application to the Interagency Permitting Board for the designation of WMDC/WESTMASS Parcel 5 or Chicopee Assessor Map Parcel ID 428-14C, WMDC/WESTMASS Lot 2 or Chicopee Assessor Map Parcel ID W1-50 in Westover Airpark West as Priority Development Sites.

ITEM #4

ORDERED THAT the Board of Aldermen hereby accepts the provisions of 43 D of the Massachusetts General Laws as amended pursuant to Section 11 of Chapter 205 of the Acts of 2006, to approve the filing of a 43D Priority Development Site Application to the Interagency Permitting Board for the designation of Parcels 1C, 2, 3, 5, 6, 8, 12, and 13 in Chicopee River Business Park as Priority Development Sites.

ITEM #5

Minutes – March 25, 2008



CHICOPEE BOARD OF ALDERMEN ZONING COMMITTEE

ACCEPTED 6/2/08

MEMBERS

Jean Croteau, Chairman
Dino A. Brunetti, Vice-Chairman
James Tillotson
George Moreau
John Vieau
Fred Krampits
Donald Demers

MINUTES April 29, 2008

The following are the minutes of a public hearing held Tuesday, April 29, 2008 at 6:30 PM in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Brunetti, Tillotson, Demers, Krampits

Members Absent Croteau, Vieau, Moreau

Also Present Kate Brown (Planning Director), Dan Garvey (City Solicitor), Alderman Brooks, Alderman Zygarowski

The meeting was called to order at 6:35 PM

ITEM #1 Application for a Zone Change from Res A to Res B for 10,262 square feet of property located at lot 4 Old Fuller Road for the purpose of a duplex.

Applicant David Labrie
115 Quartus Street
Chicopee, MA 01020

The applicant was present at the meeting. He stated that he has built a similar duplex on Irene Street in Chicopee and it has always been maintained well. He takes pride in his properties and this property on Old Fuller Road will be owned by him but will be rented out. He also stated that there are other two family homes in the area. He will provide off street parking for the tenants. He stated that water and gas will be connected to Sheridan Street.

PUBLIC INPUT

- Mitchell Szadek, 7 Old Fuller Road, stated that by allowing this duplex in the area it will create more noise, more people and it will be crowded in.
- Jean Wyzga, whose mother lives at 3 Old Fuller Road, stated that when this applicant came before the Planning Board to subdivide the lot residents of Old Fuller Road stated there concerns with water in there homes.

Alderman Brunetti read the recommendation from the Planning Board which was to deny the request for a Zone Change.

Motion made by Alderman Demers to table until a report is received from Conservation, Engineering, and the Planning Board. Motion passed.

ITEM #2 Application for a Special Permit under section 275-50 for the purpose of erecting a 10'9 x 23 ft. double sided outdoor advertising sign at 753 Memorial Drive. This is a relocation.

Applicant: Lamar Outdoor Advertising, LLC
Adam Hurd
32 Midland Street
Windsor, CT 06095

Patrick Keough and Adam Hurd were present representing Lamar Outdoor Advertising, LLC. Also present was Dave Puccini property owner of 753 Memorial Drive.

Mr. Keough stated that they wish to relocate the two billboards currently located at 177 Chicopee Street to 753 Memorial Drive. The new billboard will be double faced. He also presented the committee with balloon test pictures.

Alderman Brunetti read a letter from Patrick Keough dated April 11, 2008 that stated:

Chicopee Board of Alderman Zoning Committee:

Lamar Central Outdoor LLC is applying for a special permit for the purpose of erecting a doubled sided advertising sign at 753 Memorial Drive. We are asked to clarify the location of where we are taking two signs down and relocating to 753 Memorial Drive.

Please accept this notice as clarification on our proposed relocation. The address of the two signs we plan on taking down is 177 Chicopee Street, (rear of the property adjacent to Meadow Street). Parcel number 0249-00032.

If you have any further questions please contact me at 1-860-246-6546 ext. 103.

*Sincerely,
Patrick B. Keough
Real Estate Manager
Lamar Advertising Hartford/Springfield*

Alderman Tillotson stated that he has had to contact the Building Commissioner on several occasions because the low billboards owned by Lamar have not been maintained.

Kate Brown stated that the proposed location of the billboard on Memorial Drive is less than 500 feet. Therefore the Board will have to waive the 500 feet requirement.

Motion made by Alderman Demers to approve with conditions.

The Special Permit shall be granted subject to the following conditions:

- 1. Construction of the new billboard shall not be commenced until the two billboards located at 177 Chicopee Street and identified as parcel number 0249-00032 have been removed.**
- 2. The Board also hereby waives that part of the ordinance restricting the erection of a billboard within 500 feet of a residential area.**
- 3. The applicant hereby agrees to prohibit the advertising of images and language of a sexual nature. This condition has been agreed to by the applicant.**

Committee vote: 4 – 0 favorable.

ITEM #3 ORDERED THAT the Board of Aldermen hereby accepts the provisions of 43 D of the Massachusetts General Laws as amended pursuant to Section 11 of Chapter 205 of the Acts of 2006, to approve the filing of a 43D Priority Development Site Application to the Interagency Permitting Board for the designation of WMDC/WESTMASS Lot 2 or Chicopee Assessor Map Parcel ID W1-50 in Westover Airpark West as Priority Development Sites.

ITEM #4 ORDERED THAT the Board of Aldermen hereby accepts the provisions of 43 D of the Massachusetts General Laws as amended pursuant to Section 11 of Chapter 205 of the Acts of 2006, to approve the filing of a 43D Priority Development Site Application to the Interagency Permitting Board for the designation of Parcels 1C, 2, 3, 5, 6, 8, 12, and 13 in Chicopee River Business Park as Priority Development Sites.

Kate explained that "Chapter 43D is a relatively new zoning tool offered by the state whereby communities identify Priority Development Sites (PDS) for which permitting is guaranteed within 180 days. Permitting is for only those sites designated as PDS sites is affected. Permitting for all other sites proceeds as usual. In return for this commitment is a one time grant of up to \$100,000. This program was adopted because there are many municipalities in the Commonwealth that are not business friendly. Over the years I have heard stories from developers who have been held up for months, or even years, over insignificant project details. This grant program is a carrot to encourage communities to create a business friendly and quick process to encourage commercial and industrial development in the Commonwealth. Other benefits of the program include: priority consideration for state grants, priority consideration for quasi-public financing and training programs, brownfields remediation assistance, enhanced marketing of the parcel by the state, technical assistance provided by the regional planning council, competitive advantage for economic development opportunities. If the Board of Aldermen approves the sites, the application is sent to the state for review – it does not obligate us to go forward if the sites are accepted into the program. If the state accepts the sites, the city has 120 days from accepting the grant to ensure our permitting process does not exceed 180 days. Any adjustments necessary to current rules and regulations or ordinances must be made within 120 days. Currently, Chicopee's permitting process takes less than 180 days."

Kate stated that the grant money received will used to purchase software by the MIS department.

ITEM #3 Committee vote 4 – 0 favorable.

ITEM #4 Committee vote 4 – 0 favorable.

ITEM #5 Minutes – March 25, 2008. Motion made by Alderman Tillotson to approve. Motion passed.

Meeting adjourned at 7:22 PM.